

Sanpete County Planning Commission

October 14, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Dale Lewis
Joseph Scholes
Thell Stewart
Mary Anderson
Bart Nelson

Lee Holmstead, County Zoning Administrator
Scott Olsen
Selma Jorgensen, Deputy Clerk

Claudia Jarrett, Sanpete County Commission Chair
Steve Frischknecht, Sanpete County Commissioner

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Thell Stewart requested making one correction to Harold & Cathy Farneman's conditions; the condition to "*hook up to commercial power as soon as possible*" is to be deleted. Garth Sorenson made a motion to approve the Planning Commission Minutes of August 12, 2009 with correction stated by Thell Stewart. Motion seconded by Mary Anderson, the motion passed.

Lee Holmstead, County Zoning Administrator, advised that the meeting scheduled on November 11, 2009 is actually Veteran's Day, and asked if everyone wanted to keep this date, or move the meeting to another date. All present voted to keep the meeting on November 11, 2009 at the same time.

Mr. Holmstead reported that he has a Board of Adjustments item that needs to be scheduled as well, and wondered if this item could be addressed on November 11, 2009 at 6:00 p.m. Steve Anderson and Mary Anderson agreed to meet at 6:00 p.m. for this item.

Mr. Holmstead also stated that he does not plan to have a meeting in December, and suggested having a Christmas Dinner for Planning Commission Members and their spouses. Steve Frischnecht, Commissioner, stated that he feels that this would be appropriate.

Claudia Jarrett, Commission Chair, addressed the Planning Commission Members concerning an attorney from the Salt Lake City District Attorney's Office come and train us on Public Open Meeting Training on either October 29, 2009 or November 5, 2009 beginning at 7:00 p.m. Some discussion it was decided that October 29, 2009 would work for most members. Mrs. Jarrett stated that she will set this up and let everyone know.

Claudia Jarrett, Commission Chair, also reported that because of the airport board public hearing, she wonders what interest there is in having a preliminary discussion with the County Commissioners, the Planning Commission, and the County Attorney, Ross Blackham. Mr. Blackham can discuss with them what he feels that need to be aware of in preparation for the public hearing. Mr. Holmstead reported that he has been working with Mr. Blackham, and they are putting together a packet for all members. After some discussion, it was decided to have this meeting before the other meeting on October 29, 2009.

MICHAEL MALCOM'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A DANCE STUDIO IN A HOME TO BE BUILT BY JOSHUA & BRITHANI TERRY ON LOT #2 IN THE TRACKS SUBDIVISION NORTH OF MANTI

Michael Malcom, Joshua Terry, and Brithani Terry are present. Mr. Holmstead reviewed their request. Mr. Holmstead explained that Mr. Malcom is the owner of the lot, but has given Joshua Terry agent authorization to apply for this conditional use permit. Steve Anderson asked how developed this subdivision is at this point. Mr. Holmstead explained. Mary Anderson asked about traffic. Mr. Terry stated that he is planning to install a large semi-circular driveway with plenty of parking. Mr. Holmstead stated that they may need to install a restroom, access, and parking stall for physically impaired persons. Dale Lewis made a motion to approve the conditional use permit with the following conditions: provide enough parking for at least 10 cars, with 1 handicap stall, provide night lights on parking area, and install a semi-circular driveway. Joseph Scholes seconded the motion. Motion passed.

JARED & EMILY SORENSEN'S REQUEST FOR APPROVAL TO VACATE THEIR 1-LOT MINOR SUBDIVISION LOCATED WEST OF GUNNISON

Jared & Emily Sorensen are present. Mr. Holmstead reviewed their request reporting that they had applied and were approved to build in May of 2009 with the subsequent recording of the subdivision. Since then they received their building permit and started to build a home, but were informed that they could not get long term financing on a lot and home with 32.57 acres. Garth Sorensen made a motion to approve the request to vacate the subdivision. Dale Lewis seconded the motion. Motion passed.

JARED & EMILY SORENSEN'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED WEST OF GUNNISON

Jared & Emily Sorensen are present. Mr. Holmstead reviewed their request to build on a lot in the Clarion Subdivision that is located west of Gunnison. All required documents have been

submitted. Mr. Sorensen presented the mylar, but was advised the it may not be signed until after approval by the County Commissioners is granted to vacate the other subdivision. Joseph Scholes made a motion to approve the 1-lot minor subdivision. Garth Sorenson seconded the motion. Motion passed.

DAVID CHRISTENSEN'S REQUEST FOR APPROVAL TO CHANGE THE ZONE ON SEVERAL LOTS OF THE PALISADE SUBDIVISION FROM COMMERCIAL/RECREATIONAL ZONE TO RESIDENTIAL ZONE

David Christensen is present. Mr. Holmstead reviewed Mr. Christensen's request reporting that the request was denied in the Planning Commission Meeting held on August 12, 2009 based upon the fact that these lots encroached on the common use area, and that no documentation was presented for approval on all existing lot owners. Mr. Christensen explained that he has made amendments to the plat map, and discussed these changes. Morris Garrett, a member of the audience, expressed his concern, and asked questions. After some discussion, Bart Nelson made a motion to approve the zone change. Thell Stewart seconded the motion. Motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Garth Sorenson. Motion seconded by Mary Anderson. Motion passed.

The meeting adjourned at 7:30 P.M.